
CITY HOLTVILLE

RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN FOR THE IMPLEMENTATION OF THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND H.O.M.E PARTNERSHIP INVESTMENT PROGRAMS



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**PUBLIC REVIEW DOCUMENT
JANUARY 2006**

CITY OF HOLTVILLE
RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION
ASSISTANCE PLAN

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INTRODUCTION

The Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990, require all grantees of Community Development Block Grant (CDBG) funds or Home Investment Partnership (HOME) funds to follow a written Residential Anti-displacement and Relocation Assistance Plan ("Plan") for any activities which could lead to displacement of occupants whose property is receiving funds from these or other federal funding source. Having been developed in response to both aforesaid federal legislations, this Plan is intended to inform the public of the compliance of the City of Holtville with the requirements of federal regulations 24 CFR 570.606 under state recipient requirements and Section 104(d) of the Housing and Community Development Act of 1974 and 24 CFR 92 of the HOME federal regulations. The Plan will outline reasonable steps, which the City of Holtville will take to minimize displacement and ensure compliance with all applicable federal and state relocation requirements. The City Council of the City of Holtville has adopted this plan via a formal resolution.

The City of Holtville has staff employed in its Finance Department to provide technical and advisory assistance to persons and business required to relocate. The Department of Finance is located at 121 West Fifth Street, Holtville, and is open between 8:00a.m. and 5:00 p.m. Monday through Friday. If you wish to phone, the office number is 760-356-2912.

If you are required to move, City staff will assist you in every way to find suitable housing. You will not be required to move before you have been given the opportunity to obtain such housing. The staff will help you find housing which satisfies your needs, is safe and convenient, and at a rent or price you can afford.

This Plan is administered by the City of Holtville Finance Department, the address and telephone number is listed above.

PLAN CONTENT AND FORMAT

1. Housing Rehabilitation Program including Acquisition/Rehabilitation
2. First Time Home Buyer Program
3. HOME Programs
4. Other Related Provisions

SECTION 1

Housing Rehabilitation Program including Acquisition/Rehabilitation

Community Development Block Grant (CDBG) Program

HOME Program

1. **Program Applicability:** This Plan will affect rehabilitation activities funded by the U.S. Department of Housing and Urban Development (HUD) under the following program titles: HOME, CDBG, Urban Development Action Grant (UDAG), Special Purpose Grants, Section 108 Loan Guarantee Program, and such other grants as HUD may designate as applicable, which take place within the incorporated boundaries of the City of Holtville.
2. **Intent:** It is the expressed intent of the City of Holtville to conduct the residential rehabilitation program in such a way as to minimize the impact and affect on existing residents. In the unlikely event that the rehabilitation activities would result in the permanent relocation of residents, the City will provide permanent relocation benefits to all eligible “displaced” households either owner occupied or rental occupied.
3. **One-For-One Unit Replacement:** In addition, the City of Holtville will replace all eligible occupied and vacant occupiable low income group dwelling units demolished or converted to a use other than low income group housing as a direct result of rehabilitation activities. This applies to all units assisted with funds provided under the Housing and Community Development Act of 1974, as amended, and as described in the Federal Regulations 24 CFR 570.496(a), Relocation, Displacement and Acquisition: Final Rule dated July 18, 1990 (Section 104(d)) and 49 CFR Part 24, Uniform Relocation Assistance (URA) and Real Property Acquisition Regulations Final Rule and Notice (URA) dated March 2, 1989.
4. **Fair Housing Commitment:** All City of Holtville programs/projects will be implemented in ways consistent with the City’s commitment to Fair Housing. Participants will not be discriminated against on the basis of race, color, religion, age, ancestry, national origin, sex, familial status, or handicap. The City will provide equal relocation assistance available to: (1) each targeted income group household displaced by the demolition or rehabilitation of housing or by the conversion of a targeted income group dwelling to another use as a direct result of assisted activities; and (2) each separate class of targeted income group persons temporarily relocated as a direct result of activities funded by HUD programs.

5. Minimizing Permanent Displacement and Temporary Relocation Resulting from Housing Rehabilitation or Reconstruction Activities.

Consistent with the goals and objectives of activities assisted under enabling legislation, the City will take the following steps to minimize the displacement of persons from their homes during housing rehabilitation or reconstruction funded by HUD programs:

- a. Provide proper notices with counseling and referral services to all tenants so that they understand their relocation rights and receive the proper benefits. When necessary assist permanently displaced persons to find alternate housing in the neighborhood.
- b. Stage rehabilitation of assisted households to allow owner occupants and/or tenants to remain in their home during minor rehabilitation.
- c. Encourage owner investors to temporarily relocate tenants to other available safe and sanitary vacant units on the project site area during the course of rehabilitation or pay expenses on behalf of replaced tenants.
- d. Work with area landlords, real estate brokers, and/or hotel/motel managements to locate vacancies for households facing temporary relocation.
- e. When necessary, use public funds, such as CDBG funds, to pay moving costs and provide relocation/displacement payments to households permanently displaced by assisted activities.

6. Temporary Relocation

a. Lead Based Paint Mitigation Which Causes Temporary Relocation:

On September 15, 2000, the Final Rule for Lead Based Paint Hazard Control went into effect. Among other things, it requires that federally-funded rehabilitation must use safe work practices so that occupants and workers can be protected from lead hazards. **At no time should the tenant-occupant(s) be present in work areas or designated adjacent areas while LHC activities are taking place in any dwelling unit interior, common area, or exterior.** As such, occupants may not be allowed to remain in their units during the time that lead-based paint hazards are being created or treated. Once work that causes lead hazards has been completed, and the unit passes clearance, the occupants can return. **The tenant-occupants may not reoccupy a work area or adjacent area until post-lead hazard reduction clearance standards have been achieved and verified with laboratory results.**

The final rule allows four (4) certain exceptions:

- 1) The work will not disturb lead-based paint, or create dust-lead or soil-lead hazard; or
- 2) The work is on exterior only and openings are sealed to prevent dust from entering the home, the work area is cleaned after the work is completed, and the residents have alternative lead free entry; or
- 3) The interior work will be completed in one period of less than 8-daytime hours and the work site is contained to prevent the release of dust into other areas of the home; or
- 4) The interior work will be completed within five (5) calendar days, the work site is contained to prevent the release of dust, the worksite and areas within 10 feet of the worksite are cleaned at the end of each day to remove any visible dust and debris, and the residents have safe access to kitchen and bath and bedrooms.

If temporary relocation benefits are not provided because the City of Holtville believes that the project meets one of the above criteria, then proper documentation will be provided in the rehabilitation project file to show compliance. The City will ensure that the owner occupant or tenant in the project does not get impacted by lead paint mitigation efforts. In most cases where lead paint mitigation is taking place, occupants (tenants or owners) will be strongly encouraged to relocate even for just a few days until a final lead clearance can be issued by a certified lead based paint assessor. Occupants who are temporarily relocated because of lead based paint mitigation are entitled to the same relocation benefits as those who are relocated because of substantial rehabilitation or reconstruction activities.

7. Temporary Relocation of Owner Occupants: Owner occupants are not allowed to stay in units which are hazardous environments during lead based paint mitigation and they are eligible for temporary relocation benefits up to \$500, which will be provided as a grant.

In the same way, an owner-occupied unit requiring substantial rehabilitation (with or without lead based paint mitigation) which will not allow the family to access a bath or kitchen facility, or if the unit is being demolished and reconstructed, the family will be eligible for temporary relocation benefits up to \$500, which will be provided as a grant. In no case shall the grant for temporary relocation exceed \$500 for any one owner occupant.

Owner occupants will be encouraged to move in with family or friends during the course of rehabilitation, since they are voluntarily participating in the program. The housing rehabilitation loan specialist and/or the rehabilitation construction

specialist will complete a temporary relocation benefits form (See Appendix C) to document that the owner occupant understands that they must relocate during the course of construction and they understand the limits of relocation benefits.

8. Temporary Relocation of Residential Tenants: If continued occupancy during rehabilitation is judged to constitute a substantial danger to health and safety of the tenant or the public, or is otherwise undesirable because of the nature of the project, the tenant may be required to relocate temporarily. The program administrator or construction supervisor will make determination of the need for temporary relocation.

- a. The temporary relocation period will not exceed 180 days.
- b. All conditions of temporary relocation will be reasonable.
- c. Any tenant required to relocate temporarily will be helped to find another place to live which is safe, sanitary and of comparable value.
- d. The tenant has the first right to move back into the original unit being rehabilitated at the same or lower rent.
- e. The tenant may move in with family and friends and still receive full or partial temporary assistance based on eligible cost incurred.
- f. The housing rehabilitation loan specialist and/or the rehabilitation construction specialist will ensure that each resident in an occupied unit, under the program, will receive a General Information Notice (GIN) as soon as possible after a loan application is requested from the funding organization. (Appendix A)
- g. All residents to be temporarily relocated will receive a Notice of Non-displacement as soon as the City is notified of loan approval. (Appendix B)
- h. The City's relocation staff will complete a temporary relocation benefits form for each temporarily relocated tenant. (Appendix C).
- i. These notices provide documentation that tenants understand their relocation rights including counseling and temporary relocation benefits.

9. Temporary Relocation Benefits

- a. Increased housing costs (e.g. rent increase, security deposits).
- b. Payment for moving and related expenses, as follows:
 - 1) Transportation of the displaced persons and personal property within 50 miles, unless the grantee determines that farther relocation is justified; **AND**
 - 2) Packing, crating, unpacking, and uncrating of personal property; **AND**
 - 3) Storage of personal property, not to exceed 12 months, unless the grantee determines that a longer period is necessary; **AND**
 - 4) Disconnection, dismantling, removing, reassembling, and reinstalling relocated household appliances and other personal property; **AND**

- 5) Insurance for the replacement value of personal property in connection with the move and necessary storage; **AND**
- 6) Any costs of credit checks required to rent the replacement dwelling; **AND**
- 7) The replacement value of property lost, stolen or damaged in the process of moving (not through the fault of the displaced person, his or her agent, or employee) where insurance covering such loss, theft or damage is not reasonably available; **AND**
- 8) Reasonable and necessary costs of security deposits required to rent the replacement dwelling;

OR

c. A flat rate payment based on the number of rooms in the existing living unit as published and updated by the Housing and Urban Development Agency (HUD). See current, 2005, reimbursement rates in Appendix D.

d. Ineligible expenses:

- 1) Interest on a loan to cover moving expenses; or
- 2) Personal injury; or
- 3) Any legal fee or other cost for preparing a claim for a relocation payment or for representing the claimant before the Grantee; or
- 4) Costs for storage of personal property on real property already owned or leased by the displaced person before the initiation of negotiations.
- 5) Expenses for searching for a replacement dwelling;

10. Permanent Displacement

a. Rehabilitation Activities Requiring Permanent Displacement: The City of Holtville rehabilitation program will not typically trigger permanent displacement and permanent displacement activities fall outside of the scope of this plan. If a case of permanent displacement is encountered, then the staff responsible for the rehabilitation program will consult with legal counsel to decide if they have the capacity to conduct the permanent displacement activity. If City staff does not have the capacity, then a professional relocation consultant will be hired to do the counseling and benefit determination and implementation. If City staff does wish to do the permanent displacement activity then they will consult and follow the HUD Relocation Handbook 1378.

b. Rehabilitation Which Triggers Replacement Housing: The City of Holtville does not intend to approve rehabilitation activities that result in the elimination of existing housing units. However, in the unlikely event one or more units are eliminated by activities approved for the

rehabilitation program, Section 104 (d) of the Housing and Community Act of 1974, as amended would apply and the City will replace those lost units. An example of this would be a rental duplex unit which is converted into a single family unit. In all cases where rehabilitation activities will reduce the number of housing units in the jurisdiction, then the City will document that lost units are replaced and any occupants of reduced units are given permanent relocation benefits. (This does not apply to reconstruction or replacement housing done under a rehabilitation program where the existing unit(s) is demolished and replaced with a structure equal in size without in loss number of units or bedrooms.)

Replacement housing will be provided within three years after the commencement of the demolition or conversion. Before entering into a contract committing the City to provide funds for an activity that will directly result in such demolition or conversion, the City will make this activity public (through a noticed public hearing and/or publication in a newspaper of general circulation) and submit to the California Department of Housing and Community Development or the appropriate federal authority the following information in writing:

- 1) A description of the proposed assisted activity;
- 2) The location on a map and the approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as targeted income group dwelling units as a direct result of the assisted activity;
- 3) A time schedule for the commencement and completion of the demolition or conversion;
- 4) The location on a map and the approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
- 5) The source of funding and a time schedule for the provision of the replacement dwelling units;
- 6) The basis for concluding that each replacement dwelling unit will remain a targeted income group dwelling unit for at least 10 years from the date of initial occupancy; and,
- 7) Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a two-bedroom unit with two one-bedroom units) is consistent with the housing needs of targeted income group households in the jurisdiction.

- c. **Contact and Responsible Party:** The City Finance Department is responsible for tracking the replacement of housing and ensuring that it is provided within the required period. The City is responsible for ensuring requirements are met for notification and provision of relocation assistance, as described in Section 570.606, to any targeted income group displaced by the demolition of any dwelling unit or the conversion of a targeted income group dwelling unit to another use in connection with an assisted activity.
- d. **Relocation planning.** During the early stages of development, of federal and federally assisted programs or projects the City of Holtville will determine if those actions could result in permanent displacement of individuals, families, businesses, farms, and nonprofit organizations and will develop solutions to minimize the adverse impacts of displacement. Such planning, where appropriate, will precede any action by the City. That planning may involve a relocation survey or study, which may include the following:
- 1) An estimate of the number of households to be displaced including information such as owner/tenant status, estimated value and rental rates of properties to be acquired, family characteristics, and special consideration of the impacts on minorities, the elderly, large families, and persons with disabilities when applicable.
 - 2) An estimate of the number of comparable replacement dwellings in the City (including price ranges and rental rates) that are expected to be available to fulfill the needs of those households displaced. When an adequate supply of comparable housing is not expected to be available, the City will prepare an analysis of providing last resort housing.
 - 3) An estimate of the number, type and size of the businesses, farms, and nonprofit organizations to be displaced and the approximate number of employees that may be affected.
 - 4) While a separate business anti-displacement plan is being prepared for the City of Holtville, the general guidelines for business displacement include the following.
 - A. An estimate of the availability of replacement business sites. When an adequate supply of replacement business sites is not expected to be available, the impacts of displacing the businesses should be considered and addressed.
 - B. Planning for displaced businesses which are reasonably expected to involve complex or lengthy moving processes or small businesses with limited financial resources and/or few alternative

relocation sites should include an analysis of business moving problems.

- 5) Consideration of any special relocation advisory services that may be necessary.

A specific Relocation Plan will be prepared for each project that will result in permanent displacement. An Outline of the contents of a Relocation Plan is located in Appendix E.

11. Notices and Disclosures

a. Record Keeping and Relocation Disclosures/Notifications: The City of Holtville will maintain records of occupants of federally funded rehabilitated, reconstructed or demolished property from the start to completion of the project to demonstrate compliance with section 104(d), URA and applicable program regulations. Each rehabilitation project, which dictates temporary or permanent or replacement activities, will have a project description and documentation of assistance provided. (See sample forms in HUD Relocation Handbook 1378, Chapter 1, Appendix 11, and form HUD-40054)

- 1). Written Notices: Appropriate advisory services will include reasonable advance written notice of:

- (a) The date and approximate duration of the temporary relocation;
- (b) The address of the suitable, decent, safe, and sanitary dwelling to be made available for the temporary period;
- (c) The terms and conditions under which the tenant may lease and occupy a suitable, decent, safe, and sanitary dwelling.
- (d) Notices shall be written in plain, understandable primary language of the persons involved. Persons who are unable to read and understand the notice (e.g. illiterate, foreign language, or impaired vision or other disability) will be provided with appropriate translation/communication.
- (e) Each notice will indicate the name and telephone number of a person who may be contacted for answers to questions or other needed help.

2.. Temporary Relocation Advisory Notices: These Notices will be hand-delivered to the tenants and they will be required to sign a copy of the Notice attesting that have received, read, and understand the contents of the Notice. These signed copies will be kept in the permanent Relocation File and copies

will be sent to the State Department of Housing and Community Development (HCD).

- a) General Information Notice: As soon as feasible when an owner investor is applying for federal financing for rehabilitation, reconstruction, or demolition, the tenant of a housing unit will be mailed or hand delivered a General Information Notice that the project has been proposed and that the tenant will be able to occupy his or her present house upon completion of rehabilitation. The tenant will be informed that the rent after rehabilitation will not exceed current rent or 30 percent of his or her average monthly gross household income. The tenant will be informed that if he or she is required to move temporarily, so that the rehabilitation can be completed, suitable housing will be made available and he or she will be reimbursed for all reasonable extra expenses. The tenant will be cautioned that he or she will not be provided relocation assistance if he or she decides to move for personal reasons. See Appendix A for sample notice to be delivered personally or by certified mail.
 - b) Notice of Non Displacement: As soon as feasible when the rehabilitation application has been approved, the tenant will be informed that they will not be permanently displaced and that they are eligible for temporary relocation benefits because of lead based paint mitigation or substantial rehabilitation, or reconstruction of their unit. The tenant will also again be cautioned not to move for personal reasons during rehabilitation, or risk losing relocation assistance. See Appendix B for sample notice to be delivered personally or by certified mail.
 - c) Disclosure to Occupants of Temporary Relocation Benefits: This form is completed to document that the City is following the adopted temporary relocation plan for owner occupants and tenants. See Appendix C for a copy of the disclosure form.
3. Other Relocation/Displacement Notices: The above three notices are required for temporary relocation. If the City is attempting to provide permanent displacement benefits then there are a number of other forms which are required. Staff will consult HUD's Relocation Handbook 1378 and ensure that all the proper notices are provided for persons who are permanently displaced as a result of housing rehabilitation activities funded by CDBG or other federal programs. In general those forms are:
- a) General Information Notice (GIN)
 - b) Certification of Legal Residency
 - c) Income Certification
 - d) Notice to Prospective Tenants (to be give to residents who occupy vacant units after the relocation process has begun)

- e) Plan Availability letter and Notice of Eligibility or Notice of Non-Displacement, as appropriate
- f) Notice of Entitlement

SECTION 2

First Time Home Buyer Program (FTHB)

Community Development Block Grant (CDBG) Program & HOME Program

1. **Program Applicability:** This Plan will affect rehabilitation activities funded by the U.S. Department of Housing and Urban Development (HUD) under the following program titles: HOME, CDBG, California Housing Finance Agency (CalHFA), Section 108 Loan Guarantee Program, and such other grants as HUD may designate as applicable, which take place within the incorporated boundaries of the City of Holtville.
2. **Intent:** It is the expressed intent of the City of Holtville that renter occupied units are not eligible for sale/resale with funds from any of the First Time Homebuyer Downpayment Assistance Programs.

SECTION 3

RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN

HOME PROGRAM

1. **Program Overview:** The following outline sets forth the guidelines for the HOME Program.

a. The City of Holtville will replace all occupied and vacant occupiable lower income housing demolished or converted to a use other than lower income housing in connection with a project assisted with funds provided under the HOME Investment Partnerships Act.

b. All replacement housing will be provided within three years after the commencement of the demolition or conversion. Before entering into a contract committing the City to provide funds for a project that will directly result in demolition or conversion, the City will make the intent public by publication in a newspaper of general circulation and submit the information to the State HCD. The intent will include the following:

- 1) A description of the proposed assisted project;
- 2) The address, number of bedrooms, and location on a map of lower income housing that will be demolished or converted to a use other than as lower income housing as a result of an assisted project;
- 3) A time schedule for the commencement and completion of the demolition or conversion;
- 4) To the extent known, the address, number of bedrooms and location on a map of the replacement housing that has been or will be provided.
- 5) The source of funding and a time schedule for the provision of the replacement housing;
- 6) The basis for concluding that the replacement housing will remain lower income housing for at least 10 years from the date of initial occupancy;
- 7) Information demonstrating that any proposed replacement of housing units with smaller dwelling units (e.g., a 3-bedroom unit with two -bedroom units), or any proposed replacement of efficiency or single-room

occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the approved housing element of the General Plan.

(c) To the extent that the specific location of the replacement housing and other data are not available at the time of the general submission, the City will identify the general location of such housing on a map and complete the disclosure and submission requirements as soon as the specific data are available.

(d) The City of Holtville Finance Department is responsible for tracking the replacement of housing and ensuring that it is provided within the required period.

(d) The City of Holtville has staff that will provide technical and advisory assistance for persons and businesses to be relocated. If assistance is needed, contact the Finance Department at 121 West Fifth Street, Holtville and is open between 8:00a.m. and 5:00 p.m. Monday through Friday. If you wish to phone, the office number is 760-356-2912.

(e) Consistent with the goals and objectives of activities assisted with HOME Program funds, the City will take the following steps to minimize the direct and indirect displacement of persons from their homes.

- (1) Coordinate code enforcement with rehabilitation and housing assistance programs.
- (2) Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
- (3) Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
- (4) Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
- (5) Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
- (6) Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
- (7) Adopt tax assessment policies, such as deferred tax payment plans, to reduce impact of increasing property tax assessments on lower income owner-occupants or tenants in revitalizing areas.
- (8) Establish counseling centers to provide homeowners and tenants with information on assistance available to help them remain in their neighborhood in the face of revitalization pressures.

SECTION 4

Other Related Provisions

1. GRIEVANCE PROCEDURES

Grievance Procedures: Within eighteen (18) months of the date of relocation or receipt of final compensation (whichever is later), any person who believes themselves aggrieved as to the relocation process, the amount of payment, relocation practices, or replacement housing may have their claim reviewed and reconsidered by (1) the relocation manager, or (2) the representative of the City of Holtville and/or (3) the person or persons so designated by the United States Department of Housing and Urban Development (HUD) and/or persons designated by the State Department of Housing and Community Development, pursuant to procedures established for such review and reconsideration.

- a. review may be formal or informal and every attempt will be made to constrain or mitigate disputes between parties prior to any review.
- b. If the relocation manager and the representative of the City of Holtville deny or refuse to consider the claim, the claimant will be informed of the reasons in writing. They will be referred to City, HCD, or HUD for further determination.
- c. The public entities may request additional information. Upon request of the complainant, the public entity will provide a full written explanation of its determination within three weeks of its receipt of the request.
- d. The complainant may request an informal oral presentation before seeking formal review and reconsideration. The public entity will hear such presentation within fifteen (15) days of the request by complainant. The complainant may be represented by an attorney or other person of their choosing.
- e. At any time within the eighteen (18) month appeal period, the complainant may file a written request for formal review and reconsideration.

- f. The formal review shall be conducted pursuant to Section 6158 through 6176 of Article 5, Title 25 of the California Code of Regulations.

2. EVICITION

a. Eviction for cause must conform to applicable State and local law. Any person who occupies the real property and is not in unlawful occupancy on the date of the initiation of negotiations, is presumed to be entitled to relocation payments and other assistance set forth in this part unless the Agency determines that

1. The person received an eviction notice prior to the initiation of negotiations and, as a result of that notice is later evicted; or

2. The person is evicted after the initiation of negotiations for serious or repeated violation of material terms of the lease or occupancy agreement; and

3. In either case the eviction was not undertaken for the purpose of evading the obligation to make available the payments and other assistance set forth in this Plan.

b. For purposes of determining eligibility for relocation payments, the date of displacement is the date the person moves, or if later, the date a comparable replacement dwelling is made available.

3. PAYMENT NOT INCOME

Payment received by a displaced person under this Plan are not considered as income for the purpose of the Internal Revenue Code of 1954, which has been predestinated as the Internal Revenue Code of 1986 (Title 26, U.S. Code), or for the purpose of determining the eligibility or the extent of eligibility of any person for assistance under the Social Security Act (42 U.S. Code 301 et seq.) or any other Federal law, except for any Federal law providing low-income housing assistance.